

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE COUNCIL CHAMBERS
THURSDAY AUGUST 5, 2010
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call

Chairperson Butner, Vice Chairperson Hisrich, Commissioners Hough and Buchanan were present; Commissioner Freeman arrived at 6:32 p.m.; Commissioners Parrish and Norton were absent.

Also Present: Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Buchanan.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

July 1, 2010 Special Session

b. Set Next Meeting, Date and Time:

As Needed

On a motion by Hisrich, seconded by Hough, the Consent Agenda was unanimously approved as presented.

Vice Chairperson Hisrich briefly reviewed the proceedings at the last meeting for the benefit of those members who had not been present, pursuant to the A.R.S.

5. Call to the Public for Items not on the Agenda

There was no public input.

6. Presentation and Discussion on Non-Conforming Uses, Section 105 of the Planning & Zoning Ordinance.

There was no action taken.

Asst. Planner Janna Owens gave a Power Point presentation on Section 105 of the Planning & Zoning Ordinance which defines and regulates non-conforming uses and structures. Owens explained that the presentation was intended to be a refresher review of the subject in light of the increased remodeling activities now taking place throughout the Town giving rise to the discovery of existing non-conforming uses and structures. Owens outlined the change in the Town's Land Use ordinances that created non-conforming uses on parcels that formerly

had been legal conforming uses. During the presentation, including input from Jenkins, Owens pointed out some of the conflicts in Section 105, and cited examples that make precise interpretation difficult, commenting that those are some of the reasons for the current Code rewrite project. The presentation included a detailed review and discussion with the members on addressing the various elements relating to non-conforming uses and structures, including determination of abandonment; allowed restoration of a structure; expansion change or transfer of use of property; Town policy regarding monitoring of non-conforming uses and activities, as well as methods to verify an existing non-conforming use. Also reviewed was the issue of concern for public safety, health and welfare. The members also discussed with staff the appeal process in the event of a dispute over a decision of the Community Development Director or Civil Enforcement Hearing Officer, pursuant to the existing Code.

7. Commission Informational Reports:

Butner commented on finding from the Minutes of the last ZORC meeting that large animal veterinarian clinics are restricted to Heavy Industrial Area zoning, which he believes is entirely unreasonable; Butner requested that the issue be discussed further.

8. Staff

Owens reported that the latest draft of the Code rewrite project is available to all the members, also, at next month's Commission meeting a Use Permit item will be coming forth.

In response to Butner's above request, Jenkins suggested that the better approach would be for the members to contact Matt Morris who is in charge of the Code rewrite process, as well as the consultants, to discuss the large animal vet clinic concerns; both staff and ZORC members will follow up on that. Butner will contact the consultants as well.

9. Adjournment

On a motion by Hough, seconded by Buchanan, the meeting was adjourned at 7:32 p.m.

Joe Butner, Chairman

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5th day of August 2010. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2010.

Margaret Harper, Recording Secretary